

Northern Macomb County Citizen Opinion Survey

Ray Township 2002

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Acknowledgements

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Community Partners and Steering Committee Members

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Village of Armada	Nancy Parmenter
Bruce Township	Mark Falker
Lenox Township	Heidi Hannan
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2,261 Residents who completed the survey

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Community Profile/Survey Demographics

Of 601 surveys randomly distributed to Ray Township residents, 276 were returned usable. This was nearly a 46% response rate. Figure 1 illustrates Ray Township's percentage of respondents compared to the Total Report responses. See Table 2.

Respondents Demographics:

- 58.6% male, 41.4% female
- 32.2% had some college and another 28.7% had an Associate's or Bachelor's degree
- 51.2% were 40-59 years of age; 29.6% were age 60 or older
- Nearly 71% lived in 2-adult households; 14.2% indicated 1-3 children in the home
- Nearly 70% had household incomes over \$50,000.
- Ethnic diversity includes 1.9% Native American Indian, 2.3% Spanish Origin, .4% Multicultural, 95.5% white.

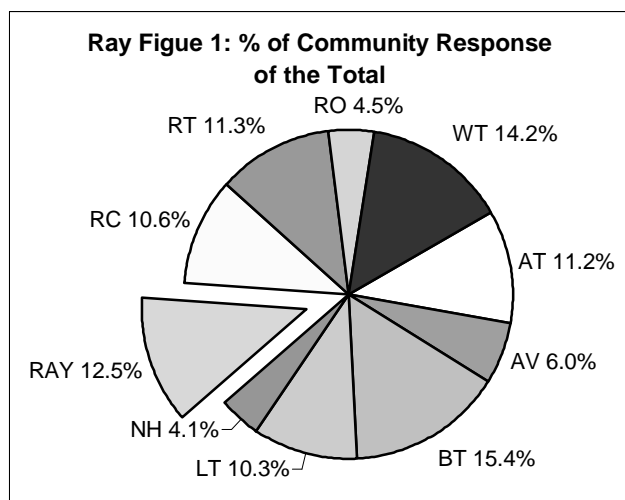
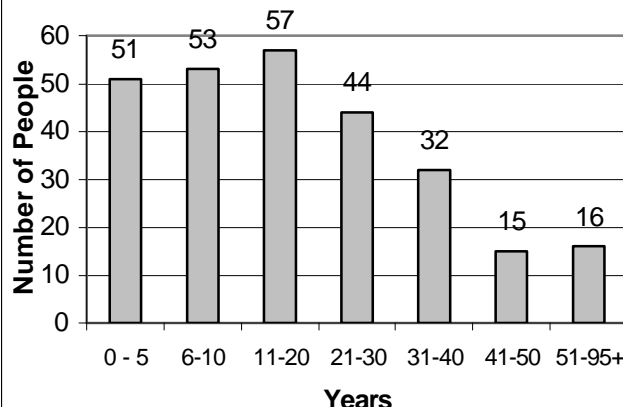


Table 1: Type of Residence		No.	% of 258
21a	Condominium or townhouse	2	0.78%
21b	Apartment	0	0%
21c	Large rural lot, non-farm (more than 5 acres)	63	24.42%
21d	Rural lot (less than 5 acres)	88	34.11%
21e	Subdivision (less than 5 acres)	10	3.88%
21f	Single family home	68	26.36%
21g	Mobile home	0	0%
21h	Operating farm	25	9.69%
21i	Other	2	0.78%
Total		258	100.00%

Table 2: Survey Response Rate	Amount Originally Mailed	Total Responses	Returned defective	Valid Usable Surveys	% of Total Usable Responses
Ray Twp	601	278	2	276	45.9%
Total	5420	2261	48	2213	40.8%

Ray Figure 2: Length of Citizen Residency



Survey participants indicated that the highest percentage of residents, nearly 21%, had lived in the township 11-20 years. Another 37.7% had lived there 10 years or less. See Figure 2.

Of those that responded, 100% owned their home and lived in the township year round. 34.1% lived on rural lots of less than 5 acres. Another 24.4% lived on large, non-farm lots of more than 5 acres. 9.7% lived on operating farms. See Table 1.

Community Demographics

Population (1990) - 3,230

Population (2000) - 3,740

- Total Land - 36.83 sq. miles
- (23,571.2 acres)
- Total Water (sq. miles) - 0.0
- Total Residential Acres* - 1,983
- Total Commercial Acres* - 22
- Total Agriculture Acres* - 10,185
- Total Vacant Acres* - 9,255
- Housing Units—1,349
- Density/square mile:
Population—101.5
Housing—36.6

*1990 Census figures

Section 1: Preferences and Concerns

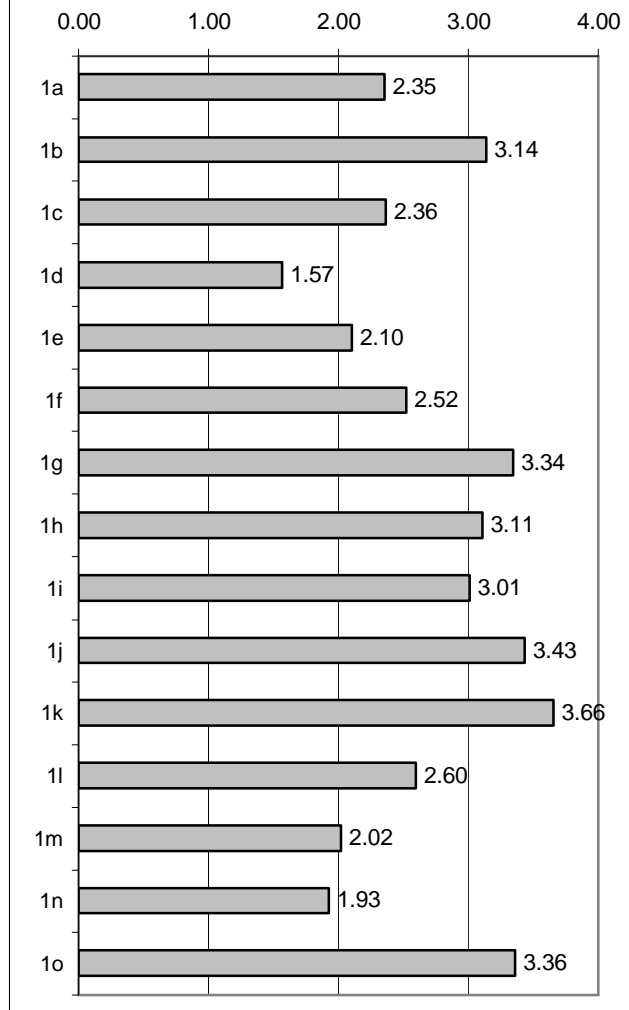
Ray Township residents were asked what factors affected their choice in where to live. Of 15 possible choices based on a scale of 1 (very unimportant) to 4 (very important), residents clearly identified 7 choices with a mean score of 3 or higher denoting importance. The numbers in parenthesis indicate the rank of the Total Report:

- Quiet Place in the Country (2)
- Public Safety (1)
- Small Town Atmosphere (4)
- Good Schools (3)
- Affordable Home Price (5)
- Health Care (6)
- Improved Roads (7)

A *Quiet Place in the Country* ranked the #1 reason with the highest mean score as well as percentage of very important responses. It also ranked 1st in combined important/very important responses. The very important percentage for a *Quiet Place in the Country* was nearly 20% higher than the 2nd choice, *Public Safety/Crime*. *Small Town Atmosphere* and *Good Schools* ranked 3rd and 4th, respectively, both in mean score and combined important / very important responses. However, *Good Schools* had nearly 5% more responses in the very important category.

Items 5 and 6, *Affordable Home Prices* and *Health Care*, followed the mean rank in number of very important responses. However, when important/very important responses were totaled, these 2 preferences switched order. *Health Care* had 84.5% while *Affordable Home Prices* had only 82.7%. The last favorable item was *Improved roads* with 77% important/very important responses. See Table 3, Figure 3.

Ray Figure 3: Factors in Where to Live



Ray Table 3: Factors in Where to Live		Total	V. Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	%	2	%	3	%	4	%		
1a	Access to Shopping	272	41	15.1%	105	38.6%	115	42.3%	11	4.0%	2.35	11
1b	Affordable home price	266	16	6.0%	30	11.3%	121	45.5%	99	37.2%	3.14	5
1c	Close to Work	261	37	14.2%	110	42.1%	96	36.8%	18	6.9%	2.36	10
1d	Commercial Airport Access	268	141	52.6%	105	39.2%	19	7.1%	3	1.1%	1.57	15
1e	Cultural Opportunities	263	58	22.1%	127	48.3%	71	27.0%	7	2.7%	2.10	12
1f	Family in Area/Grew Up Here	253	50	19.8%	69	27.3%	86	34.0%	48	19.0%	2.52	9
1g	Good Schools	271	15	5.5%	18	6.6%	97	35.8%	141	52.0%	3.34	4
1h	Health Care	272	10	3.7%	32	11.8%	148	54.4%	82	30.1%	3.11	6
1i	Improved Roads	270	14	5.2%	48	17.8%	130	48.1%	78	28.9%	3.01	7
1j	Public Safety/Crime	271	4	1.5%	17	6.3%	108	39.9%	142	52.4%	3.43	2
1k	Quiet Place in the Country	271	5	1.8%	6	2.2%	66	24.4%	194	71.6%	3.66	1
1l	Recreational Opportunities	264	24	9.1%	87	33.0%	124	47.0%	29	11.0%	2.60	8
1m	Sewage/Water Treatment	260	82	31.5%	114	43.8%	41	15.8%	23	8.8%	2.02	13
1n	Site Near or With Water Access	256	76	29.7%	134	52.3%	35	13.7%	11	4.3%	1.93	14
1o	Small Town Atmosphere	265	4	1.5%	24	9.1%	110	41.5%	127	47.9%	3.36	3

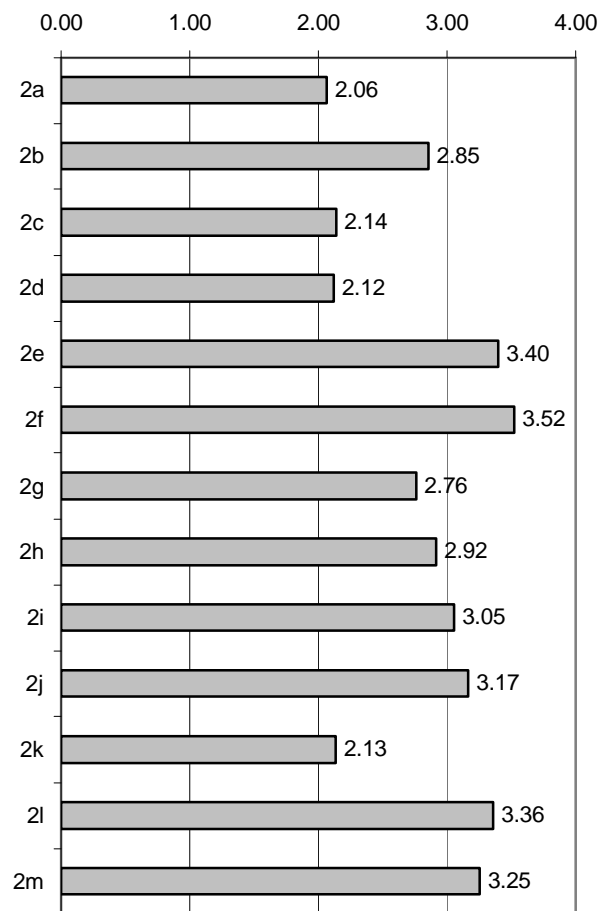
Using a 1 (very unimportant) to 4 (very important) scale, residents were asked to identify concerns in the community. The parenthesis indicate the Total Report rank. The 6 items chosen as top concerns with a mean score of 3 or more were:

- Loss of open space (1)
- Loss of family farms (4)
- Rapid residential growth (3)
- Traffic congestion (2)
- Rapid business and/or commercial growth (5)
- Loss of wetlands (7)

All 6 items ranked in the same order by mean score, very concerned percentage and combined important/very important responses. *Loss of open space* was the #1 concern with a combined important/very important response rate of 90.4%. *Loss of family farms* and *Rapid residential growth* were closely ranked at 2nd and 3rd with 87.8% and 85.1%, respectively. Ray Township residents gave *Loss of family farms* the highest combined percentage of all 10 communities. See Table 4, Figure 4.

These concerns were all impacted by the *Rapid residential growth* choice. Open space, Family farms and Wetlands all risk decline if there's *Rapid residential growth*. *Traffic congestion* and *Commercial/business development* tend to increase in direct proportion to additional residential development.

Ray Figure 4: Community Concerns



Ray Table 4 : Community Concerns		Total	V. Unimportant		Unimpor- tant		Important		V. Important		Mean	Rank
			1	%	2	%	3	%	4	%		
2a	Deterioration of downtown areas	239	91	38.1%	62	25.9%	66	27.6%	20	8.4%	2.06	13
2b	Fragmentation of land by low density development	239	30	12.6%	54	22.6%	76	31.8%	79	33.0%	2.85	8
2c	Lack of affordable housing	255	70	27.5%	103	40.4%	59	23.1%	23	9.0%	2.14	10
2d	Lack of park and recreational facilities	261	71	27.2%	109	41.8%	60	23.0%	21	8.0%	2.12	12
2e	Loss of family farms	270	10	3.7%	23	8.5%	86	31.9%	151	55.9%	3.40	2
2f	Loss of open space	270	5	1.9%	21	7.8%	72	26.7%	172	63.7%	3.52	1
2g	Loss of outdoor recreation areas	264	34	12.9%	62	23.5%	101	38.3%	67	25.4%	2.76	9
2h	Loss of sense of community	262	20	7.6%	57	21.8%	110	42.0%	75	28.6%	2.92	7
2i	Loss of wetlands	265	21	7.9%	50	18.9%	88	33.2%	106	40.0%	3.05	6
2j	Rapid business and/or commercial growth	266	20	7.5%	46	17.3%	70	26.3%	130	48.9%	3.17	5
2k	Time spent commuting to work	254	67	26.4%	110	43.3%	53	20.9%	24	9.4%	2.13	11
2l	Rapid residential growth	268	13	4.9%	27	10.1%	79	29.5%	149	55.6%	3.36	3
2m	Traffic congestion	271	15	5.5%	38	14.0%	81	29.9%	137	50.6%	3.25	4

Section 2: Perceptions Regarding Community Growth

Ray Township residents were unique in their views about growth and development. They agreed with the Total Report data on some items and disagreed on others. Views about growth in the township were divided.

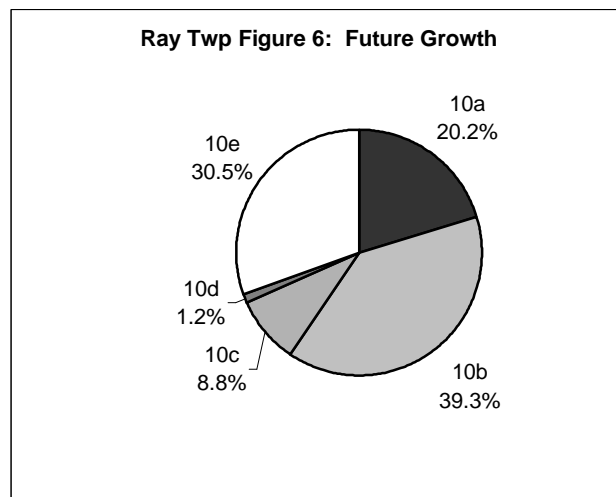
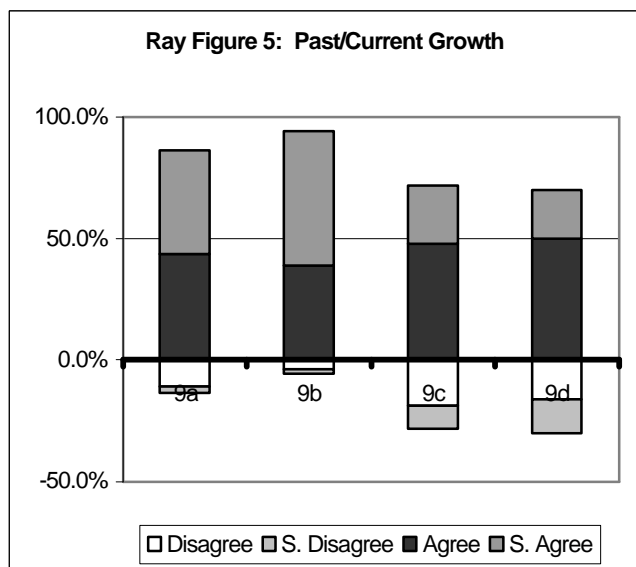
Over 86% agreed/strongly agreed *There had been significant growth pressure in my community during the past 5 years*. A combined agree/strongly agree 94.3% felt these *Growth pressures in my community would increase significantly in the next 5 years*. All communities had similar results. See Table 5, Fig. 5.

Nearly a combined 72% agreed/strongly agreed *There had been adequate restrictions on development in my community during the last 5 years*. This differed from the Total Report responses where less

than 50% agreed *There had been adequate restrictions on development in my community during the past 5 years*.

On the question of past planning, nearly a combined 70% of respondents agreed/strongly agreed that *For the past five years development in the community had been well planned*. Ray Township was 1 of only 2 communities that clearly agreed with that statement. In the Total Report responses, less than 45% agreed.

Over 39% of all respondents were *Satisfied with the current rate of growth of our community*. At the same time, 30.5% of respondents felt *The community should attempt to stop all new development* and 20.2% would *Encourage development provided that adequate utilities, roads, schools, fire and police services, etc was existing or available*. See Table 6, Figure 6.



Ray Table 5: Past/Current Growth		Disagree		Agree	
		-1	-2	+3	+4
9a	There has been significant growth pressure in my community during the past five years	7 2.7%	28 11.0%	111 43.5%	109 42.7%
9b	Growth pressure in my community will increase significantly in the next five years	5 1.9%	10 3.8%	101 38.7%	145 55.6%
9c	There have been adequate restrictions on development in my community during the last 5 years.	23 9.2%	47 18.9%	119 47.8%	60 24.1%
9d	For the past five years development in the community has been well planned	33 13.8%	39 16.3%	119 49.8%	48 20.1%

Ray Table 6: Future Growth		No	% of 262	Rank
10a	I encourage development provided that adequate utilities, roads, schools, fire and police services, etc. are existing or available.	53	20.2%	3
10b	I am satisfied with the current rate of growth of our community.	103	39.3%	1
10c	I believe that growth should take its own course with as little government interference as possible.	23	8.8%	4
10d	I would like to see the community actively encourage growth.	3	1.2%	5
10e	The community should attempt to stop all new development.	80	30.5%	2

Ray Township participant responses on the issue of roads and road system needs had 2 items clearly identified using a 1 (no need) to 4 (great need) scale. Residents agreed with the other 9 communities in identifying *Improve existing roads* and *Widen existing roads* as the 1st and 2nd choices, respectively.

Improve Existing Roads had a significantly higher mean score, 3.35 than the 2nd choice, *Widen existing roads* at 2.78. It also ranked 1st in number of great need responses. *Encourage expansion of some roads to highways* ranked 3rd. It had the same number of responses for no need as great need. However, it had nearly 2 to 1 more responses for need/great need over no/low need, 94 to 50. See Table 7, Figure 7.

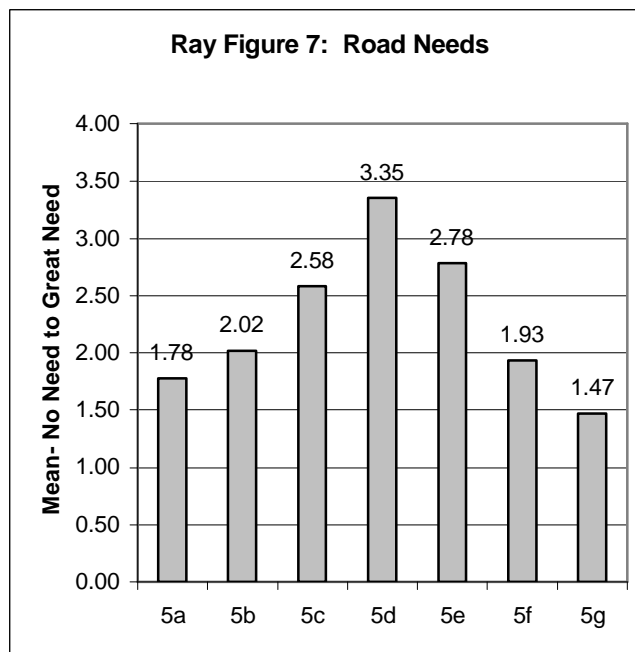
Ray Township's response to *Expansion of public bus or transit system* had the lowest need/great need response of all 10 communities with less than 30%.

While *Improved Roads* was ranked near the middle (7th) as a factor in deciding where to live in *Section 1*, it was ranked #1 when asked to prioritize what road/road systems options were needed.

The question of roads and road system needs generated the most comments of all the survey questions. There were recurring themes expressed by the residents, such as:

- Maintain or pave roads
- Improve drains (along roads)
- Bridge repair
- Reduced speed limits
- M-53 by-pass to I-69

See Ray Township comments in the appendix for complete list of comments.



Ray Table 7: Road Needs		Total	No Need		Low Need		Need		Great Need		Mean	Rank
			1	%	2	%	3	%	4	%		
5a	Build freeways	261	146	55.9%	53	20.3%	35	13.4%	27	10.3%	1.78	6
5b	Build new roads	260	107	41.2%	72	27.7%	50	19.2%	31	11.9%	2.02	4
5c	Encourage the expansion of some roads to highways (such as M-59)	266	61	22.9%	50	18.8%	94	35.3%	61	22.9%	2.58	3
5d	Improve existing roads	271	9	3.3%	22	8.1%	104	38.4%	136	50.2%	3.35	1
5e	Widen existing roads	264	35	13.3%	59	22.3%	98	37.1%	72	27.3%	2.78	2
5f	Expand public bus or transit system	261	110	42.1%	77	29.5%	55	21.1%	19	7.3%	1.93	5
5g	Airport expansion	262	169	64.5%	70	26.7%	15	5.7%	8	3.1%	1.47	7

Section 3: Environment and Natural Resources Protection

When asked to identify community resources that should be protected based on a 1 (very unimportant) to 4 (very important) scale, all items except 2 were ranked important.

The top 2 items, *Lake/stream water quality* and *Groundwater resources* were close in mean score, very important percentage and combined important/very important percentage. Ray respondents had the highest very important percentage for *Groundwater resources* of all 10 communities. Comparison to the Total Report showed:

	V. Important	Combined
RA Lake/Stream W.Q.	75.7%	96.3%
Total “ “ “	73.1%	95.0%

RA Groundwater	73.5%	94.8%
Total responses	68.5%	94.0%

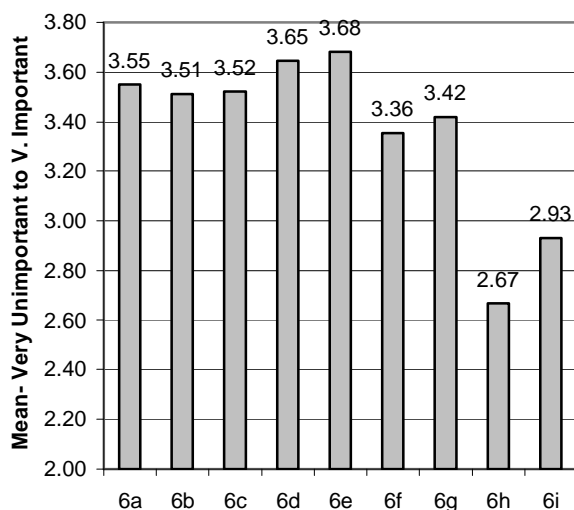
Rural character ranked 3rd in mean score and combined percentage. However, it had a lower very

important response, 66.5%, compared to *Farmlands* with 66.7% which was ranked 5th. *Lake/stream water quality* had the highest very important percentage. See Table 8, Figure 8.

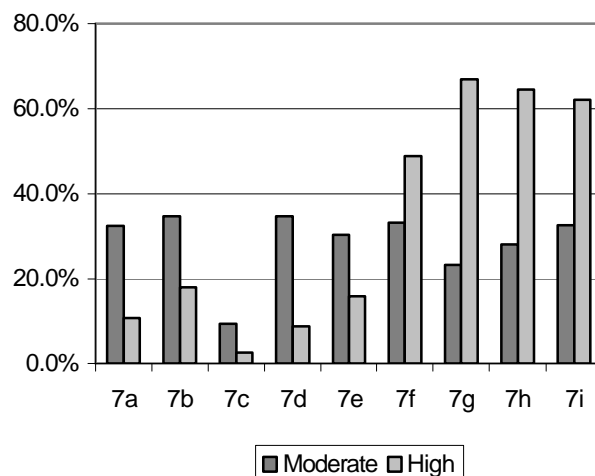
Residents were asked to prioritize community efforts using a 1 (no priority) to 4 (high priority) scale regarding some recreational environmental activities. Respondents mirrored the other communities. They gave much higher priority to protecting and preserving activities than to building or expanding items, even if it was for public use. *Protecting land along river ways* ranked 1st which confirmed the high responses when asked about community resources protection previously.

When asked about community resources to protect vs. prioritizing efforts on similar items, there were some differences. *Groundwater resources* and *Protecting land along river ways* ranked #1 with 94.8% combined responses in both protection and in priority rank. When *Rural character* was omitted from

Ray Figure 8: Protecting Resources



Ray Figure 9: Community Effort Priorities



Ray Table 8: Protecting Resources		Total	V. Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	% 1	2	% 2	3	% 3	4	% 4		
6a	Rural character	269	13	4.8%	5	1.9%	72	26.8%	179	66.5%	3.55	3
6b	Farmland	270	15	5.6%	12	4.4%	63	23.3%	180	66.7%	3.51	5
6c	Woodlots	268	12	4.5%	8	3.0%	76	28.4%	172	64.2%	3.52	4
6d	Ground water resources	268	10	3.7%	4	1.5%	57	21.3%	197	73.5%	3.65	2
6e	Lake/stream water quality	267	10	3.7%		0.0%	55	20.6%	202	75.7%	3.68	1
6f	Scenic views	267	14	5.2%	23	8.6%	84	31.5%	146	54.7%	3.36	7
6g	Wildlife and wetland habitat	267	13	4.9%	14	5.2%	88	33.0%	152	56.9%	3.42	6
6h	Existing downtown area	244	32	13.1%	69	28.3%	91	37.3%	52	21.3%	2.67	9
6i	Rec. sites/area	261	19	7.3%	52	19.9%	117	44.8%	73	28.0%	2.93	8

Table 9: Community Effort Priorities		Total	No		Low		Moderate		High		Mean	Rank
			1	%	2	%	3	%	4	%		
7a	Building more parks for sporting activities and family outings	262	47	17.9%	102	38.9%	85	32.4%	28	10.7%	2.36	6
7b	Building more hiking and biking trails	268	38	14.2%	89	33.2%	93	34.7%	48	17.9%	2.56	5
7c	Building public golf courses	266	163	61.3%	71	26.7%	25	9.4%	7	2.6%	1.53	9
7d	Expanding existing state parks	265	66	24.9%	84	31.7%	92	34.7%	23	8.7%	2.27	8
7e	Expanding public hunting and fishing opportunities	264	70	26.5%	72	27.3%	80	30.3%	42	15.9%	2.36	7
7f	Preserving wetlands and marshes	268	13	4.9%	35	13.1%	89	33.2%	131	48.9%	3.26	4
7g	Protecting farmland from development	270	12	4.4%	14	5.2%	63	23.3%	181	67.0%	3.53	3
7h	Protecting wood lands	268	7	2.6%	13	4.9%	75	28.0%	173	64.6%	3.54	2
7i	Protecting land along river ways	267	2	0.7%	12	4.5%	87	32.6%	166	62.2%	3.56	1

the list, *Woodlots* and *Farmland* both moved up 1 rank. A point to note was that while *Protecting farmland from development* ranked 3rd in priorities, it had the largest high priority percentage of all items with 67%. See Table 9, Figure 9.

Respondents were asked to identify barriers to meeting land use challenges. They were asked to check all that apply. Respondents checked an average of 3.4 items on the list. See Table 10, Figure 10. Township participants clearly identified *Pressure from developers* as the #1 barrier. Of the 276 survey respondents, 71.4% (197/276) checked this item.

Poor public understanding of land use issues and *Poor public support for difficult land use decisions* were 2nd and 3rd, with 44.2% and 31.5%, respectively.

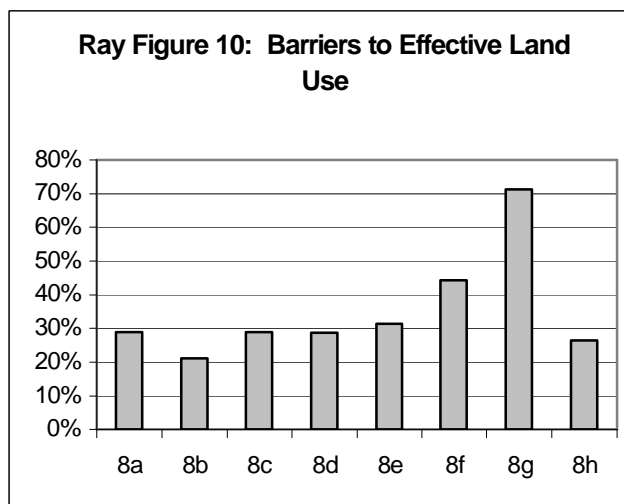
It's interesting that these 2 ranked where they did. They were related in that it would be difficult to make decisions without a good understanding of land use issues.

Only 21% felt a *Lack of adequate land use regulations* was a barrier. This correlated with *Section 2* where a high percentage of respondents felt the township had been well planned thus far and had adequate restrictions on development.

Written comments from residents regarding land use barriers included:

- Courts/Lawsuits
- Mobile Home Parks

See Ray Township comments in the appendix for the entire list.



Ray Table 10: Barriers to Effective Land Use		No.	% of 276	Rank
8a	Lack of adequate enforcement of regulations	80	29.0%	4
8b	Lack of adequate land use regulations	58	21.0%	8
8c	Lack of adequate planning	80	29.0%	5
8d	Lack of planning and zoning coordination with adjoining communities	79	28.6%	6
8e	Poor public support for difficult land use decisions	87	31.5%	3
8f	Poor public understanding of land use issues	122	44.2%	2
8g	Pressure from developers	197	71.4%	1
8h	Too much state and federal regulation	73	26.4%	7

Section 4: Open Space, Natural Areas and Farmland Preservation

In other surveys around the state, open space, natural areas and farmland were all identified as resources to protect. Residents were asked to rank the importance on a 1 (very unimportant) to 4 (very important) scale the reasons to protect open space and natural areas. The top 3 reasons selected for protecting open space and natural areas were to:

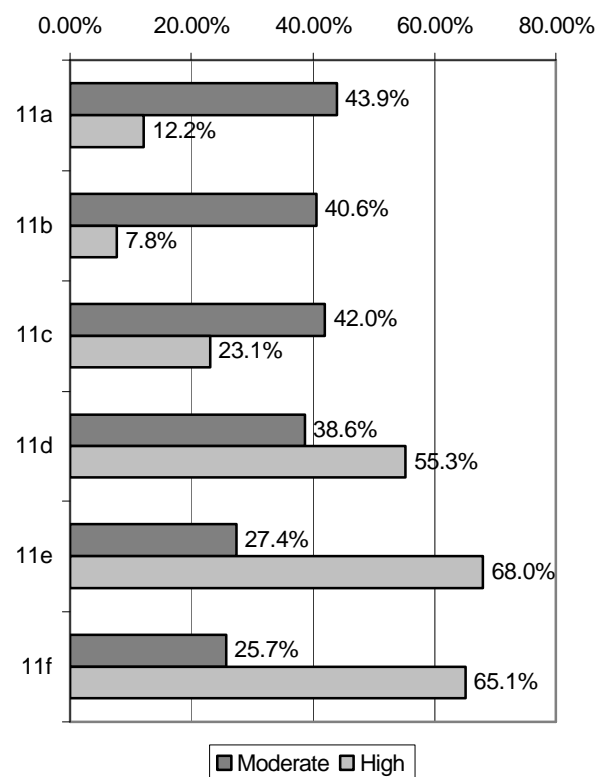
- Preserve Rural Character of community
- Slow Down and Control Development
- Maintain Environmental Benefits of Open Space

To Preserve the rural character of the community ranked highest by mean score and very important percentage as well as combined important/very important responses with 95.4%. It also ranked higher in very important responses than any other community and continued the theme of rural character being an important component of the township vision of itself.

To Slow down and control development ranked 2nd in mean score and very important percentage. When important/very important percentages were combined, it ranked 3rd with 90.8% compared *To maintaining environmental benefits of open space* with 93.9%. See Table 11, Figure 11.

As with many of the questions, there was a wide gap between the items chosen as important/very important and those identified as no/low importance.

Ray Figure 11: Open Space/Natural Areas Protection



Ray Table 11: Open Space/Natural Areas Protection		Total	Very Unimportant		Unimportant		Important		V. Important		Mean	Rank
			1	%	2	%	3	%	4	%		
11a	To provide more park space for family outings and sporting activities	262	33	12.6%	82	31.3%	115	43.9%	32	12.2%	2.56	5
11b	To expand public access for recreational opportunities	256	38	14.8%	94	36.7%	104	40.6%	20	7.8%	2.41	6
11c	To maintain hunting and fishing opportunities	255	34	13.3%	55	21.6%	107	42.0%	59	23.1%	2.75	4
11d	To maintain environmental benefits of open space (watershed protection, natural areas, wildlife habitat)	264	2	0.8%	14	5.3%	102	38.6%	146	55.3%	3.48	3
11e	To preserve the rural character of the community	266	4	1.5%	8	3.0%	73	27.4%	181	68.0%	3.62	1
11f	To slow down and control development	261	8	3.1%	16	6.1%	67	25.7%	170	65.1%	3.53	2

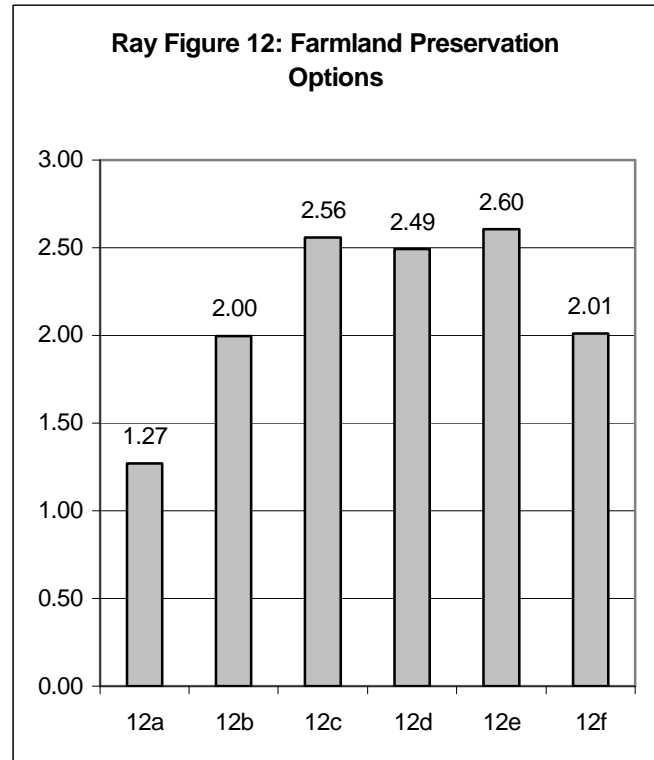
In looking at possible options to protect farmland, residents grouped the choices into those they would support, options that had some support and those with no support. On a 1 (no support) to 3 (support) scale, 5 items ranked at 2 or above indicating some support. The 3 top items were similar in the frequency of support:

- Provide reduced property taxes to farmers who voluntarily agree to not develop their land—70.8%
- Limit the number of new homes in rural areas through stricter land use and zoning regulations—68.7%
- Pay farmers who voluntarily agree to permanently protect farmland from future development through a conservation easement—63.2%

There was a nearly 30% difference between the 3rd and 4th options. *I would support a modest fee or tax if it could help preserve farmland* had 34.5% support responses. See Table 12, Figure 12.

Ray Township was 1 of 5 communities that ranked *Provide reduced property taxes to farmers who voluntarily agree to not develop their land* as the #1 option.

Conversely, only 4.8% supported *Allow developers to build more homes than zoning currently allows in exchange for financially supporting farmland preservation programs*. Nearly 78% of Ray respondents



gave this option no support. As in the Total Report, which had a high percentage of no support, it's difficult to know whether participants did not want increased density even if it meant farmland preservation or if they did not support zoning variances.

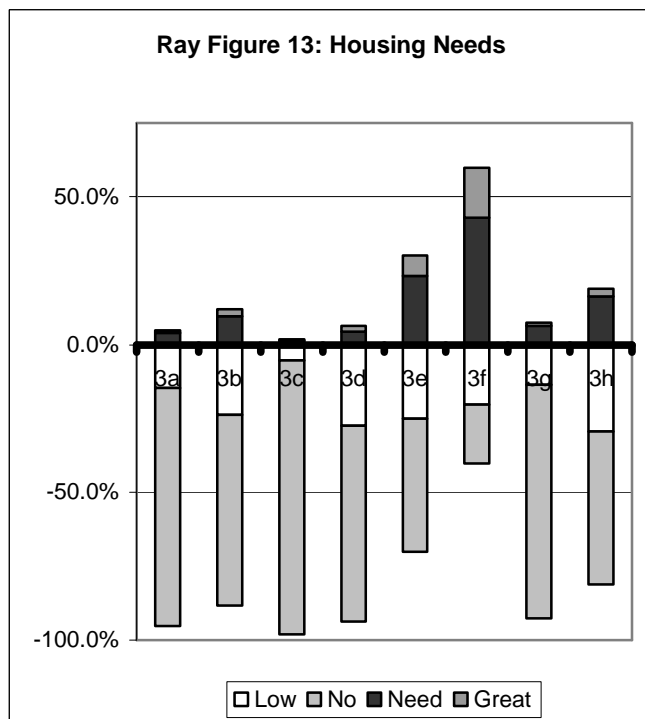
Ray Table 12: Farmland Preservation Options		Total	No Support		Some Support		Support		Mean	Rank
			1	%	2	%	3	%		
12a	Allow developers to build more homes than zoning currently allows in exchange for financially supporting farmland preservation programs	249	194	77.9%	43	17.3%	12	4.8%	1.27	6
12b	Direct or encourage more development in and around existing cities and/or villages	250	82	32.8%	87	34.8%	81	32.4%	2.00	5
12c	Limit the number of new homes in rural areas through stricter land use and zoning regulations	259	34	13.1%	47	18.1%	178	68.7%	2.56	2
12d	Pay farmers who voluntarily agree to permanently protect farmland from future development through a conservation easement	247	35	14.2%	56	22.7%	156	63.2%	2.49	3
12e	Provide reduced property taxes to farmers who voluntarily agree to not develop their land	257	27	10.5%	48	18.7%	182	70.8%	2.60	1
12f	I would support a modest fee or tax if it could really help preserve farmland	238	80	33.6%	76	31.9%	82	34.5%	2.01	4

Section 5: Housing

Information on housing needs and price range was similar among all 10 communities with *Single Family Homes* and *Retirement Housing* ranked 1st and 2nd, respectively. Ray township indicated a combined 59.8% need/great need responses for additional *Single family homes*. This was very close to the Total Response rate of 60.2%. See Table 13, Figure 13.

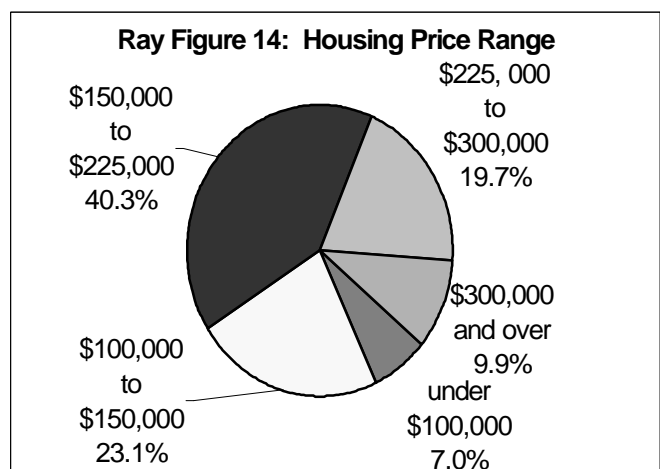
Retirement housing had very different response from the Total Report. Ray residents had the lowest combined need/great need percentage with 30.1% compared to the Total Responses of 51.4%.

From the lack of need expressed by respondents, it appeared they want only specific types of housing.



The response to what range of housing based on cost was needed in the community reflects the previous question's results. Homes in the \$150,000-225,000 range were the 1st choice among survey participants. Over 40% chose this price range as the most needed. The 2nd choice was \$100,000-150,000 with 23.1%. See Table 14, Figure 14.

Residents seem to want single family homes in the upper middle price range. Retirees might have difficulty affording that price on a limited income. Young, new families would also be excluded from that housing market.



Ray Table 14: Housing Price Range		N	% of 273	Rank
4a	under \$100,000	19	7.0%	5
4b	\$100,000 to \$150,000	63	23.1%	2
4c	\$150,000 to \$225,000	110	40.3%	1
4d	\$225,000 to \$300,000	54	19.7%	3
4e	\$300,000 and over	27	9.9%	4
Total		273	100.0%	

Ray Table 13: Housing Needs		Total	No		Low		Need		Great		Mean	Rank
			(-)1	%	(-)2	%	(+)3	%	(+)4	%		
3a	Apartments	269	216	80.3%	40	14.9%	11	4.1%	2	0.7%	1.72	7
3b	Condominiums	269	173	64.3%	64	23.8%	26	9.7%	6	2.2%	1.97	4
3c	Mobile Home Parks	270	251	93.0%	14	5.2%	4	1.5%	1	0.4%	1.16	8
3d	Rental Homes	265	175	66.0%	73	27.5%	12	4.5%	5	1.9%	1.80	5
3e	Retirement Housing	266	119	44.7%	67	25.2%	62	23.3%	18	6.8%	2.68	2
3f	Single Family	266	53	19.9%	54	20.3%	114	42.9%	45	16.9%	2.71	1
3g	Single/Double wide mobile homes on private lots	265	209	78.9%	36	13.6%	17	6.4%	3	1.1%	1.33	6
3h	Manufactured Homes	259	134	51.7%	76	29.3%	42	16.2%	7	2.7%	1.75	3

Section 6: Efforts for Economic Development

Respondents were asked to prioritize the level of time and money that should be directed toward attracting 7 economic activities. On a scale of 1 (no effort) to 4 (high effort), only 1 activity ranked as a moderate or high need. They expressed that moderate to high effort be directed toward *Farming*. It was ranked as a high priority with 52.6% and 37.3% gave it moderate priority. Combined response was 89.9%. See Table 15, Figure 15.

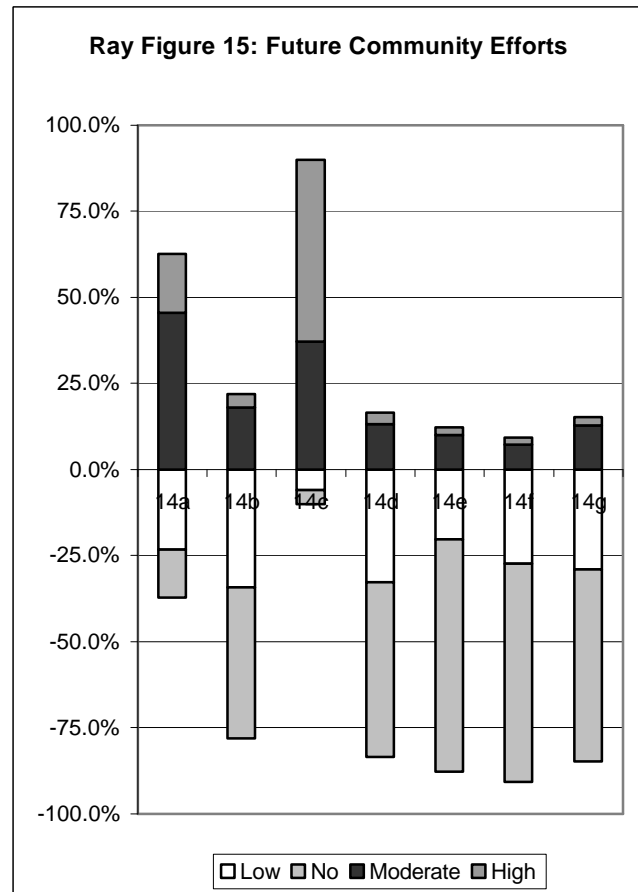
Agriculture product processing was a somewhat distant 2nd with 62.7% combined moderate and high priority responses.

These 2 echo the theme noted previously in *Section 3* about maintaining rural character and the desire to retain farmland and family farms. *Commercial/retail business* and *Light manufacturing* ranked 3rd and 4th with combined moderate/high responses of 21.8% and 16.6%, respectively.

It is interesting to note that 3 of the 4 top choices were activities that required *less* money in services from the community than paid in taxes *to* the community.

Though it was ranked last, Ray residents were 1 of 3 communities that gave a slightly higher priority to *New Housing Development* with combined moderate/high response of 12.1% over *Resort & Related Businesses* with 9.2%.

Note: The data and percentages for the *New Home development* may be lower than normal due to a printing error in question 14 on the survey. It may have confused some respondents and they simply did not answer that item on the survey



Written comments on attracting economic activities covered these general topics:

- Mobile home parks
- Cultural attractions
- Staying rural/minimum 5 acre lots

See Ray Township comments in the appendix for a complete list.

Ray Table 15: Future Community Efforts		Total	No		Low		Moderate		High		Mean	Rank
			1	%	2	%	3	%	4	%		
14a	Agriculture product processing	244	34	13.9%	57	23.4%	111	45.5%	42	17.2%	2.66	2
14b	Commercial/retail business	266	117	44.0%	91	34.2%	48	18.0%	10	3.8%	1.82	3
14c	Farming	266	11	4.1%	16	6.0%	99	37.2%	140	52.6%	3.38	1
14d	Light manufacturing	266	135	50.8%	87	32.7%	35	13.2%	9	3.4%	1.69	4
14e	New housing development (subdivision)	182	123	67.6%	37	20.3%	18	9.9%	4	2.2%	1.47	7
14f	Resort and related business	262	166	63.4%	72	27.5%	19	7.3%	5	1.9%	1.48	6
14g	Tourism	261	145	55.6%	76	29.1%	33	12.6%	7	2.7%	1.62	5

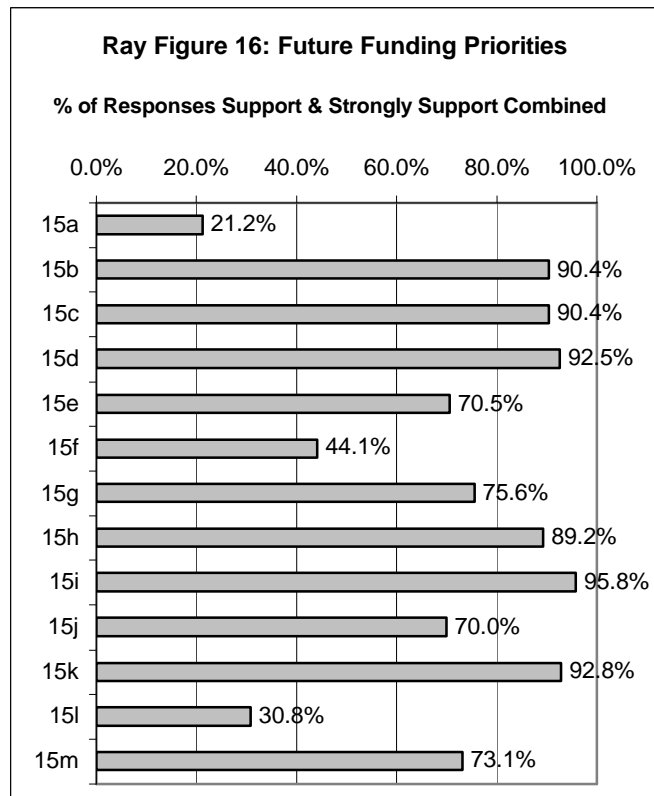
Common themes in the responses from Ray Township residents were to protect the rural character and the environment—open space, lakes and streams, groundwater and farmland. That is not unlike the other communities. When asked what items public financing should be used for, these were reflected in the responses but not as the top items.

On a scale of 1 (don't support) to 3 (strongly support), residents identified items they would support public finances to address. The top 5 items were very closely ranked with only 5.4% difference between #1 and #5. See Table 16, Figure 16.

Road repair and maintenance was #1 in both mean score and percentage. In combined support/strongly support responses, it received 95.8%. *Emergency services such as fire and police protection* ranked 2nd at 92.8% while 3rd ranked *Natural areas/open space preservation* had 92.5%. *Farmland preservation* and *Land use planning and zoning* ranked 4th and 5th respectively, with 90.4% each.

These results indicated that while residents understood the values of open space, water quality and farmland preservation, they wanted projects that impacted their daily lives to take financial priority.

Written comments varied. See Ray Township comments in the appendix for entire list.



Ray Table 16: Future Service Priorities		Total	Don't		Support		S. Support		Mean	Rank	2&3 Total
			1	%	2	%	3	%			
15a	Business and land development services	245	193	78.8%	44	18.0%	8	3.3%	1.24	13	21.2%
15b	Farmland preservation program for the community	260	25	9.6%	119	45.8%	116	44.6%	2.35	4	90.4%
15c	Land use planning and zoning	250	24	9.6%	128	51.2%	98	39.2%	2.30	5	90.4%
15d	Natural areas/open space preservation program	255	19	7.5%	111	43.5%	125	49.0%	2.42	3	92.5%
15e	Public parks	258	76	29.5%	123	47.7%	59	22.9%	1.93	10	70.5%
15f	Public transportation with small buses	256	143	55.9%	93	36.3%	20	7.8%	1.52	11	44.1%
15g	Purchase of additional land as nature preserve(s)	254	62	24.4%	117	46.1%	75	29.5%	2.05	7	75.6%
15h	Recycling	260	28	10.8%	130	50.0%	102	39.2%	2.28	6	89.2%
15i	Road repair and maintenance	262	11	4.2%	110	42.0%	141	53.8%	2.50	1	95.8%
15j	Trails for hiking, biking	250	75	30.0%	105	42.0%	70	28.0%	1.98	8	70.0%
15k	Emergency services such as fire and police protection	263	19	7.2%	113	43.0%	131	49.8%	2.43	2	92.8%
15l	Expansion of sewer and water for future development	250	173	69.2%	46	18.4%	31	12.4%	1.43	12	30.8%
15m	Upgrading and expanding school facilities	253	68	26.9%	131	51.8%	54	21.3%	1.94	9	73.1%

Section 7: Coordinated Planning

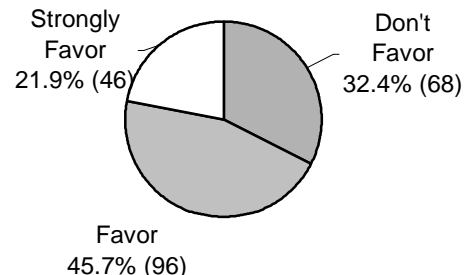
If any conclusions can be drawn from this survey, it was that the participating communities, while unique in some ways, have many more similarities than differences. It's almost as if each community was on the same development continuum with each one at a different point on the continuum.

Ray Township residents recognized that many issues were multi-jurisdictional because they crossed municipal borders, such as water resources, roads and development impacts. It would follow that as multiple communities acting together, they would have much more success in realizing their goals. It seems the residents in each community think so, too.

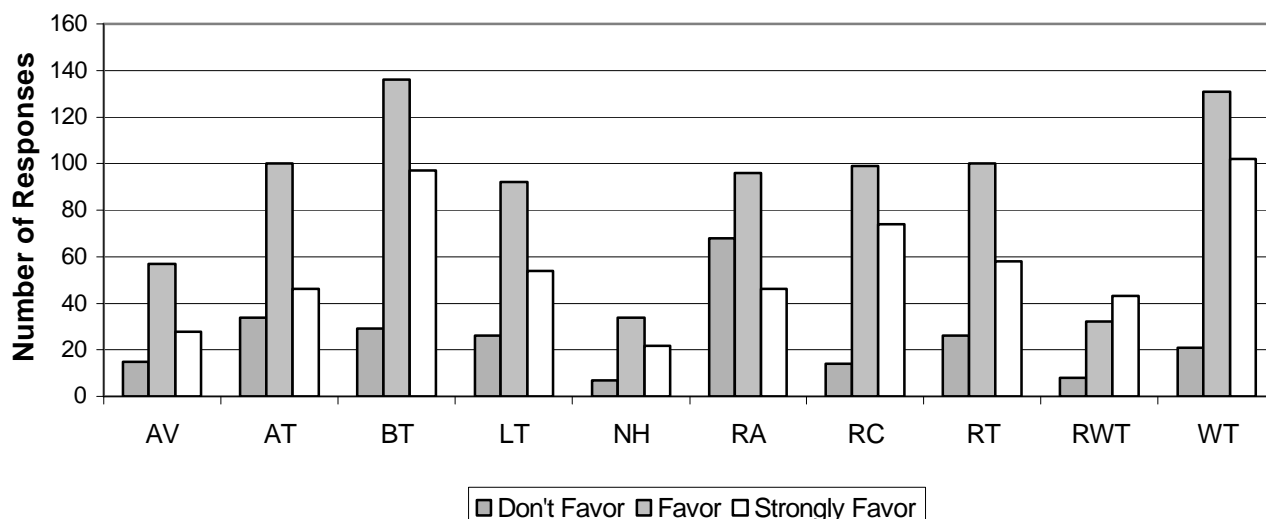
Using a 1 (don't favor) to 3 (strongly favor) scale residents were asked if they favored *Coordinated Planning with adjacent communities*. The responses were favorable. Of those that answered, 45.7% favored and 21.9% strongly favored *Coordinated planning*. This total of 67.6% was lower than the Total Response responses of over 85%. Ray Township was the only community where the Don't Favor percentages were higher than the Strongly Favor percentage. However, residents still indicated support for the process. See Figure 17.

Figure 18 illustrates Ray Township's participant responses on Coordinated Planning in relation to each community's survey responses.

Ray Figure 17: Coordinated Planning



Ray Figure 18: Coordinated Planning



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(586) 469-5180

If you have questions about this report please ask for
Marilyn Rudzinski, Director or Terry Gibb, Natural Resources Agent

Additional information from other municipalities can be
found at our website www.msue.msu.edu/macomb

Northern Macomb County Citizen Opinion Survey—Ray Township

The area has a variety of roads and road systems. In your opinion does the local, county, state and/or federal government need to:

Improve dirt roads, i.e. drainage and ditches
Maintain current gravel roads better
Black top gravel roads
Side streets are in horrible condition, poor drainage. Ridiculous pot holes, bridges out and ditches that don't drain.
Improve drains
Pave our roads
Pave 30 Mile/31 Mile Rd. Van Dyke to Freeway
The condition of unpaved roads is deplorable.
Pave 28 Mile Rd east of Romeo Plank.
Slow traffic down.
Keep up present roads.
Improve Chubb, Linda Dr. and Chester Rd.
Less semi traffic, lower speed limits
M53 Bypass
Build bridges and open roads.
Re: Question 4 - NONE, people should be allowed to have what they can afford.
Re: Question 5 h - Improve water drainage (ditches)
c. M53 x-way to 69
Fix bridges/re-open
Stay country!
Fix roads & ditch drainage
Blacktop mile roads
To make M-53 a four lane lined access highway from 28 mile rd to I-69
Pave gravel roads.
Pave secondary roads.
Lower speed limits.
Enforce existing ordinances.
M-59 By Pass
Just fix what they have - would be an improvement
Fix bridges being unused (31 Mile and Omo, (30 Mile and Kunstman.
Pave more roads and fix bridges.
Build roads properly the first time
Maintain existing roads

What do you believe are the barriers, if any, to meeting land use challenges in your community?

None
Mobile home parks as a state protected industry.
If you have enough money you can sue for what you want -- it wastes local gov't resources.
A waste of Government money.
Lack of long term planning. Look at Changassen, MN & Eden Prairie, MN for good examples
f. is most important
Make a policy so no more mobile homes can be put on private lots, one's on Linda Dr.
Too many payoffs
Lack of funds for preservation of agriculture, open space, wetlands, etc.
Re: g. Too much (using lawsuits to break small township's budgets with litigations) for their own greed.
Ability to sue when local regulations in code say NO.
Stay country!
It isn't a rural area anymore. All home being built are 2,3,4 hundred thousand dollar homes. The country setting is gone. Might as well bring in water and sewer.
Pressure from big builders whose developments change valuations and taxes
High taxes on farmland.
We need something that pays taxes. We need home taxes to stay low.
Housing should contain at least 5 acres.
Too Little state support
Too much local regulation/ordinances
Need to enforce existing laws. You cannot allow developers with all the money and lawyers to dictate the future of our community!

Northern Macomb County Citizen Opinion Survey—Ray Township

Public officials need to know your concerns about the economic future of your area. Indicate the level of effort (time and money) you feel should be directed towards attracting the following activities to your community.

Museums
Small, family owned, inconspicuous businesses (i.e. contractors, landscapers)
Mobile home parks
Bigger library
Keep Ray Twp. Rural.
Mobile home parks
Minimum 5 acre lots
Stay country!
Cluster housing
I want Ray Twp. To stay rural
Horse and bike trails, community recreation.
No development
Would like water and sewers.
Heavy industry, low effort.
Limit housing to 2 to 5 acres.
No mobile home parks.

As the community continues to grow and develop, additional public services will be required. Please indicate the extent to which you support public financing to pay for any of the following:

Okay as is
Have sufficient parks in area.
Speed limits (slower)
Stay country!
Need amalgamation of school systems.
Pave dirt roads